

ORDINANCE NO. \_\_\_\_\_

#39-07  
2-15-07

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1708, 1712, 1720 SOUTH LAKESHORE BOULEVARD  
3 FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO  
4 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
5 COMBINING DISTRICT.

6  
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from multifamily residence medium density (MF-3) district to  
11 community commercial-conditional overlay (GR-CO) combining district on the property  
12 described in Zoning Case No C14-05-0112, on file at the Neighborhood Planning and  
13 Zoning Department, as follows

14  
15 A 6 926 acre tract of land, more or less, out of the Santiago Del Valle Grant, in  
16 Travis County, the tract of land being more particularly described by metes and  
17 bounds in Exhibit A attached and incorporated into this ordinance,

18  
19 locally known as 1708, 1712, 1720 South Lakeshore Boulevard, in the City of Austin,  
20 Travis County, Texas, also identified for purposes of this ordinance as Tract 9 (part), and  
21 generally identified in the map attached as Exhibit "B"

22  
23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions

- 25  
26 1 The maximum height of a building or structure is 60 feet from ground level  
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28 2 A 100-foot wide building setback shall be established from the shoreline of Town  
29 Lake Improvements permitted within this setback zone are those permitted by the City  
30 Code and include utility crossings, drainage and water quality improvements, and a hike  
31 and bike trail

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33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the community commercial (GR)  
35 base district and other applicable requirements of the City Code

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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007

**PASSED AND APPROVED**

\_\_\_\_\_, 2007

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\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A Gentry  
City Clerk